

**LAND FOR SALE**

# Land for Development

State Road 52 & Bellamy Brothers Blvd.  
San Antonio, FL 33576



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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)

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### PROPERTY DESCRIPTION

Discover an exceptional opportunity to own a significant piece of industrial land in the thriving town of San Antonio, Florida! The 1.51-acre parcel is strategically located along State Road 52, offering excellent visibility and easy access to major transportation routes.

### PROPERTY HIGHLIGHTS

- 329 Ft. of Frontage Parcel 1 and 640 Ft. Frontage Parcel 1 and 2 on State Road 52
- Located at a Signalized Intersection on Newly Widened, 4 Lane, SR 52
- Zoned Light Industrial; Water & Sewer Available
- Direct Proximity of the Main East/West and North/South Thoroughfares
- 2 Miles West of I-75 Which Sees More Than 100,000 VPD
- 3 Miles West of the Nation's First "Connected City"
- More Than 5,000 New SFR in Development just 3 Miles East—Includes 100 Room Hotel, 11.2 Acres of Retail/Commercial and 23.5 Acres of Industrial Construction
- 5 Minute Drive to the New Metro Lagoon by Crystal Lagoons Development and Tampa Bay Golf & Country Club

### OFFERING SUMMARY

<b>Sale Price:</b>	\$999,000
<b>Lot Size:</b>	1.51 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	29	2,368	6,995
<b>Total Population</b>	93	4,834	18,337
<b>Average HH Income</b>	\$134,330	\$113,538	\$119,406

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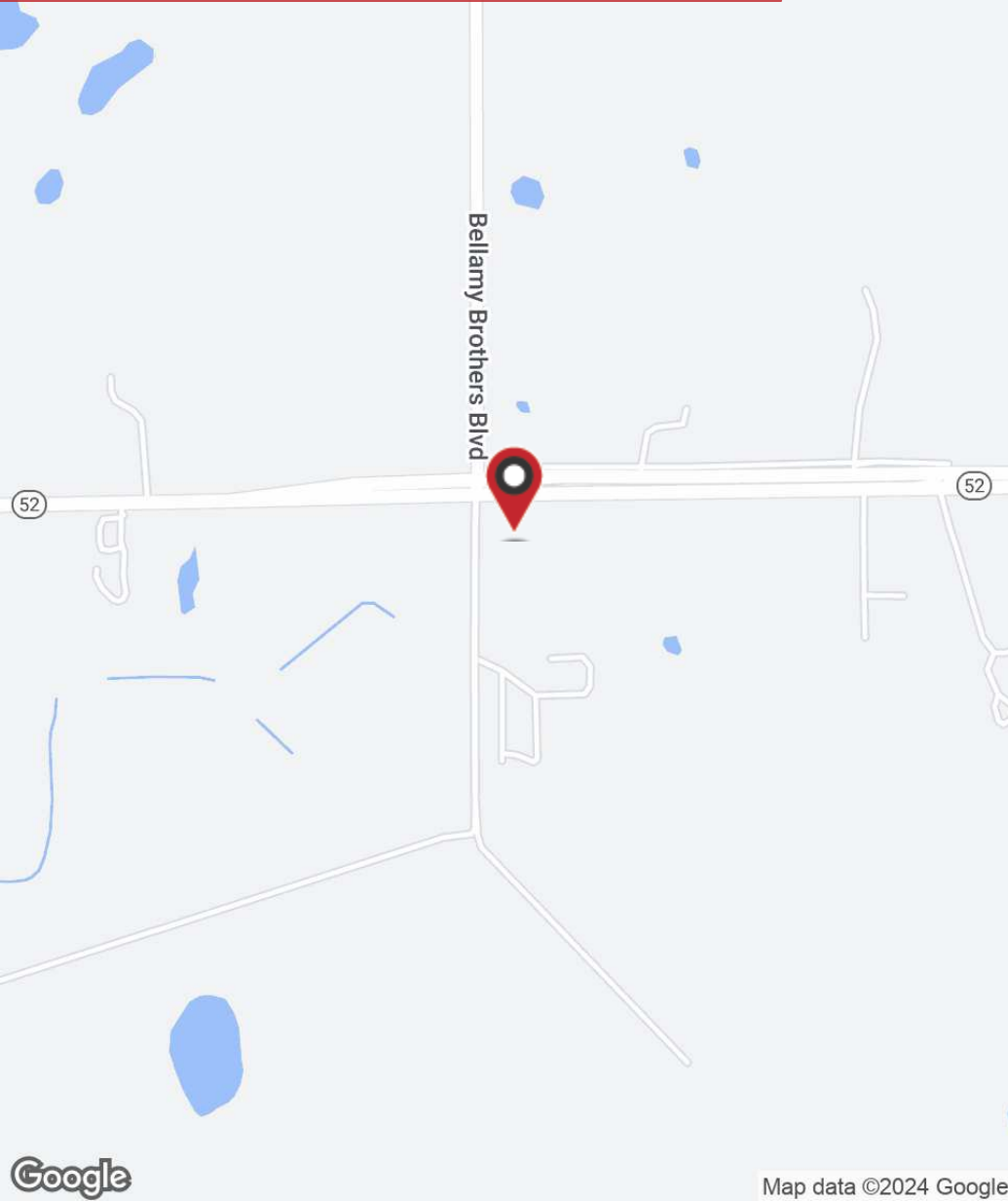
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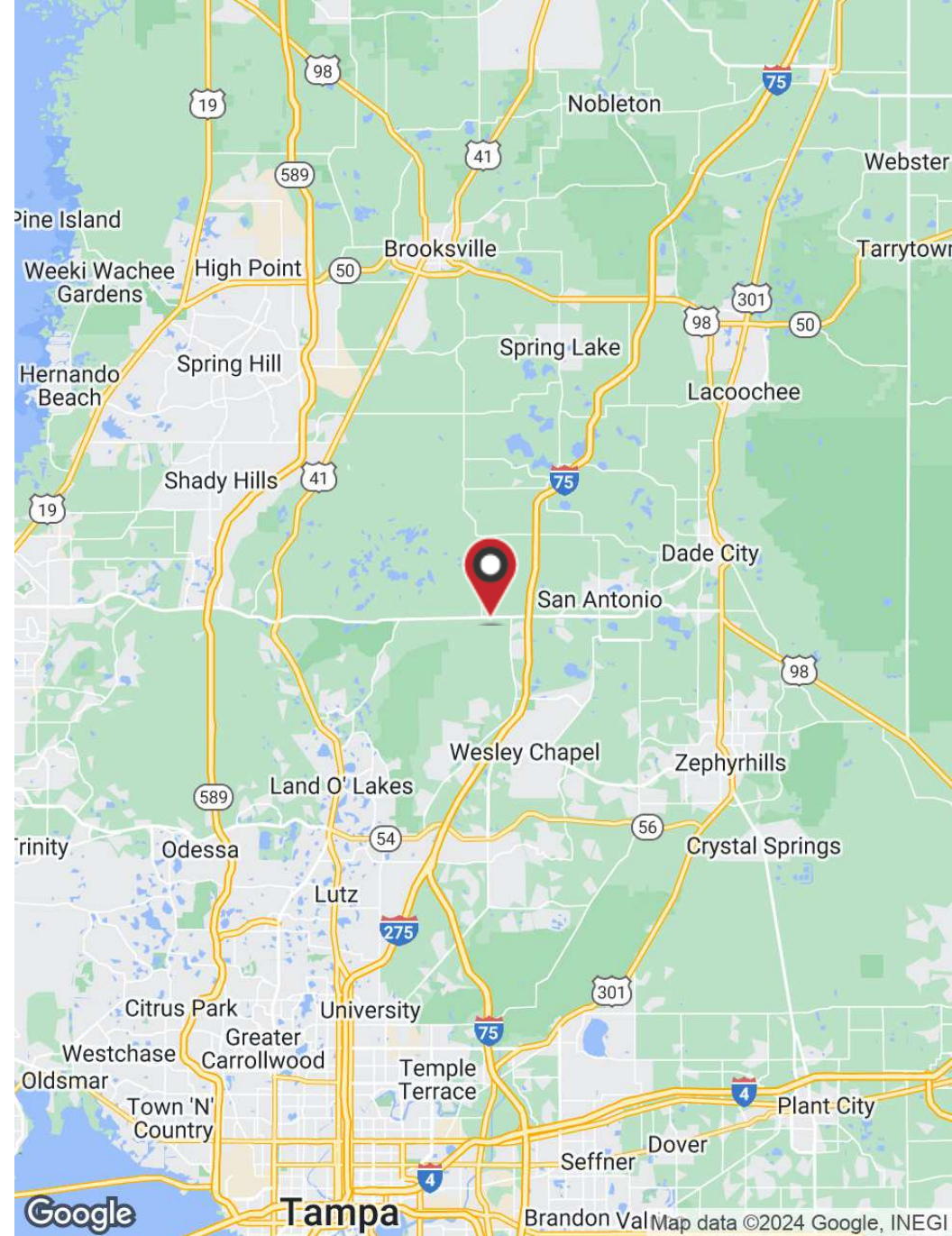


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Google

Tampa

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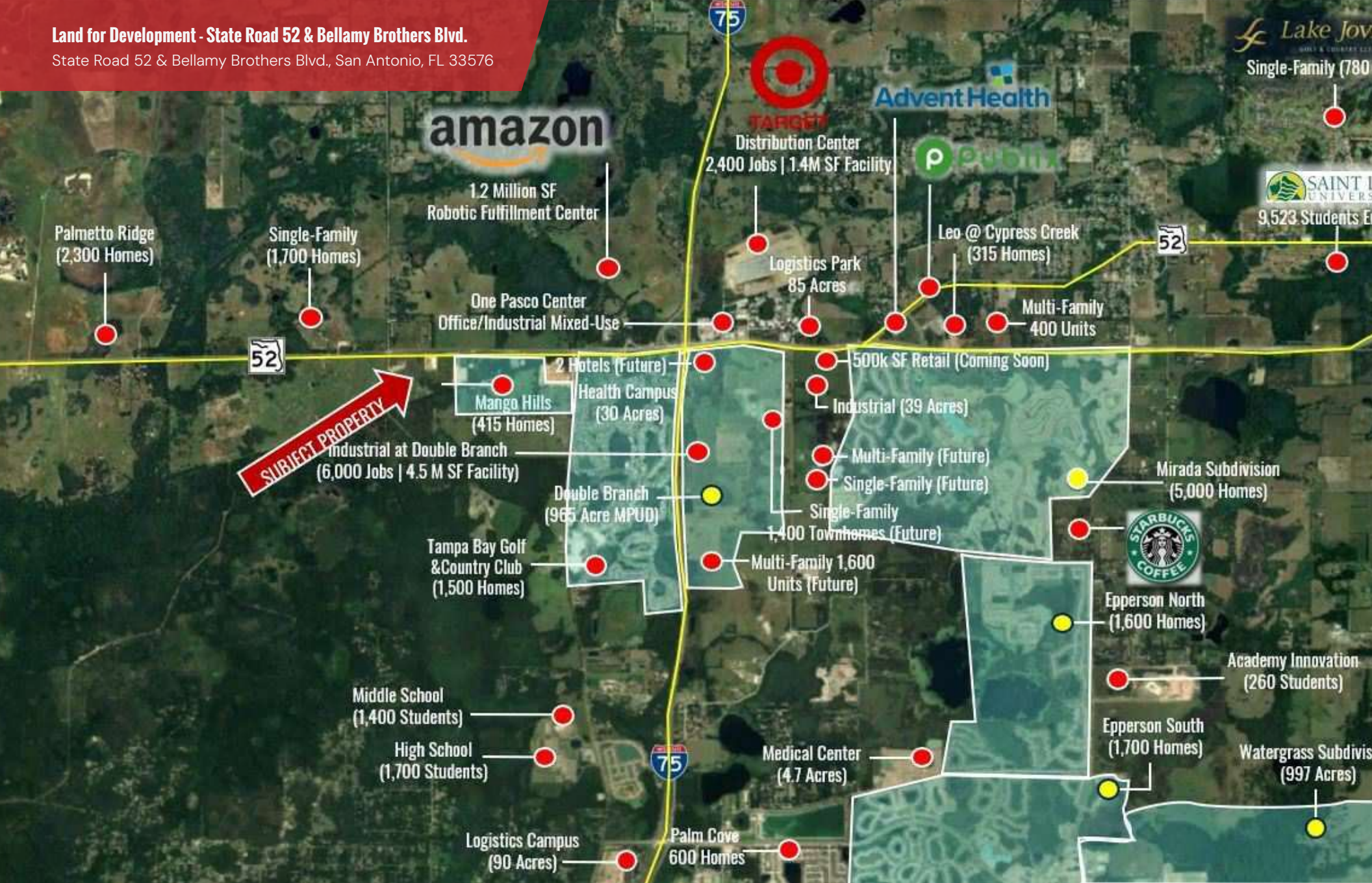


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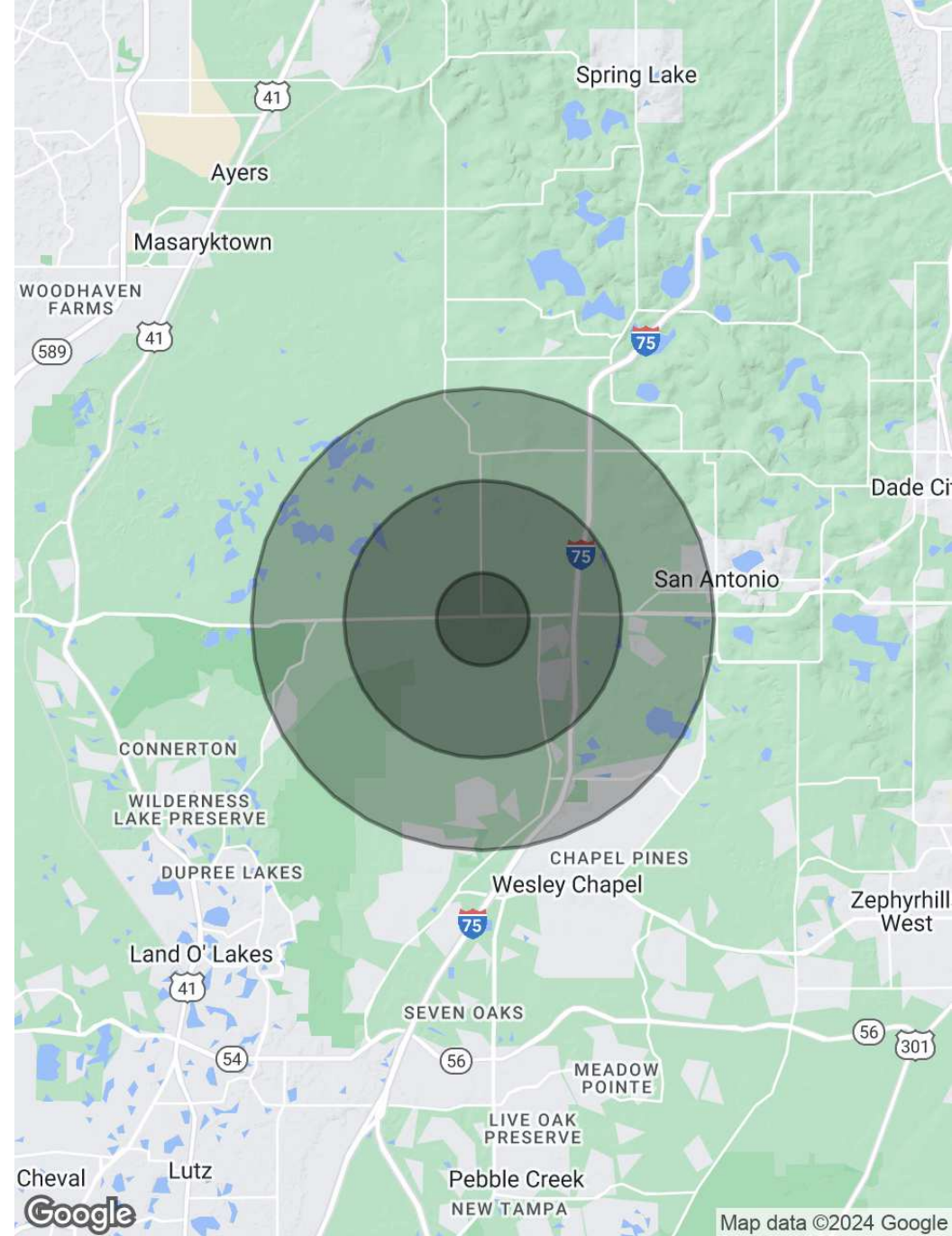
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	93	4,834	18,337
Average Age	42	61	46
Average Age (Male)	42	61	46
Average Age (Female)	42	61	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	29	2,368	6,995
# of Persons per HH	3.2	2	2.6
Average HH Income	\$134,330	\$113,538	\$119,406
Average House Value	\$486,313	\$392,113	\$409,473

Demographics data derived from AlphaMap



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Artists rendering of the Double Branch

### SR 52 CORRIDOR

It is adjacent to the connected city corridor, a 7,800-acre swath of the county stretching from Wesley Chapel into eastern Pasco. Part of the draw of the connected city district is a planned high-speed internet system to support businesses that locate there. The site is also close to the new SR 52, a four-lane, 7-mile Hwy costing \$82M. Earlier this year, the FDT opened the first two lanes of the new stretch, which provides a direct route from just east of I-75 to U.S. 301 at the southern tip of Dade City.

### THE MASSIVE MIXED-USE DEVELOPMENT IS UNDERWAY AT INTERSTATE 75 AND STATE ROAD 52.

Double Branch Development Inc. has begun its first phase, which includes 2.5 million square feet of industrial and life sciences development and 100 acres of mixed-use development. When the overall project, previously known as the Pasco Town Center, is completed, it is expected to generate \$600 million in economic impact. The build out cost of the total site is expected to hit \$2B, including 4M SF of industrial space, 725,000 SF of offices, 400,000 SF of retail, 3,500 housing units and 300 hotel beds.



Double Branch development at Interstate 75 and State Road 52

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